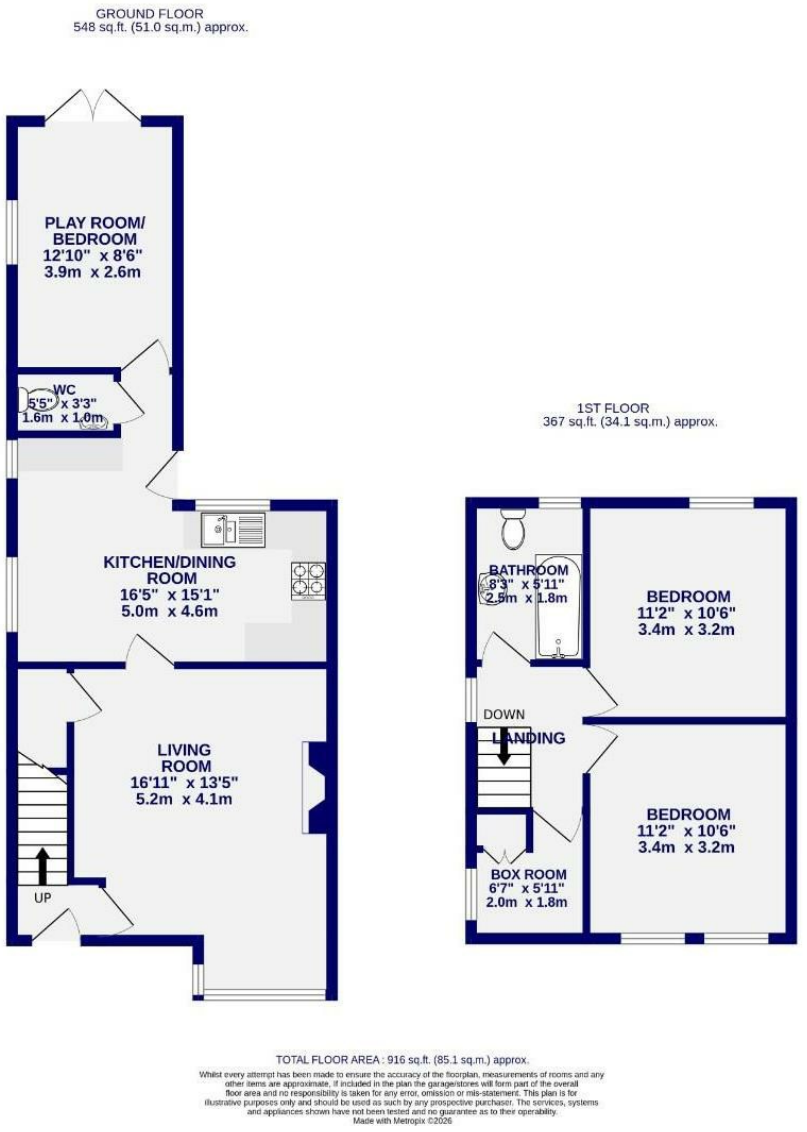


# Burlington Avenue
# Off Melrosegate,
# YO10 3TE

Freehold
Council Tax Band - B

- Period End Terrace House
- Three/ Four Bedrooms
- Rear Extended Garden Room
- Driveway Parking
- Ideal First Time Purchase
- Well Presented
- EPC D




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# Burlington Avenue
## Off Melrosegate, York
YO10 3TE

£240,000

3 1

An extended and well presented end town house set in this central and highly popular residential location, well placed for York city centre, the University of York, local schools and a range of everyday amenities.

The property has been updated and well maintained throughout and is ready to move into, offering flexible accommodation that will suit a range of buyers. Benefitting from UPVC double glazing and modern gas central heating, the layout provides a good balance of living and bedroom space.

The accommodation briefly comprises an entrance hallway with stairs leading to the first floor, a well proportioned lounge to the front and an L shaped breakfast kitchen fitted with a range of wall and base units, integrated cooking appliances and space for further white goods. To the rear is a useful ground floor extension currently used as a garden room or additional bedroom, with French doors opening out onto the garden, along with a ground floor WC.

To the first floor are three bedrooms and a house bathroom fitted with a panelled bath with shower over, wash basin and WC.

Externally the property sits on a generous plot with a low maintenance front garden and driveway providing off street parking, with potential for electric vehicle charging. Gated side access leads through to a pleasant rear garden with lawn and patio areas, enclosed by fencing and with established planting.

The property is of steel frame construction. The current vendors have commissioned a specialist report to confirm the condition, which can be made available to interested parties.

A well located and versatile home, early viewing is recommended.

* Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included in the sale. AI may alter other details, so please refer to the original photo.*

Council Tax Band B























